

Notes:

1) Monumentation Was Not Set At Corner Due To Presence of A Vertical PVC Pipe Attached To The Building.

2) Flood Zone Designation: This Parcel Is Shown On F.I.R.M. Community Panel No. 360506 0002 B, Dated March 16, 1983. This Parcel Is In Zone "C" - Not A Flood Zone.

3) This Property Is Currently Zoned Downtown Commercial District (DCD), See Chapter 1315 of City of Niagara Falls Code.

4) The Area of the Exterior Footprint of the Building Is 76,130 Square Feet.

5) Utilities Shown on this Survey are by Record Location from a Topographic Survey Performed by Frank T. Tripi & Associates, P.C. On Dec. 12, 1986, and Data Supplied by the Listed Utility Agencies. City of Niagara Falls Engineering Department does not guarantee the accuracy of their information. Niagara Boundary and Mapping Services L.P., PC along with the undersigned Land Surveyor assumes no responsibility as to the accuracy of underground utilities. Contractor must call UFPO at 1-800-962-7962 two working days prior to any excavation.

6) This Survey has been prepared based on the information contained in the Commitment of Title Insurance Report No. 5202-25006, Dated January 8, 2002 prepared by Ticor Title Insurance Company and Title Report by Stewart Title Insurance Company, Order No. 7109744 dated July 23, 2018.

7) Little Fourth Street Is Shown By Record Data, As Mapped By, Frank T. Tripi In 1986.

8) Property Is Subject To Leasehold Interest: Falls Street Leasing Corporation, Liber 2751, Page 197.

9) Property Is Subject To Leasehold Interest: Teletch Holdings, Inc. Liber 2914, Page 75.

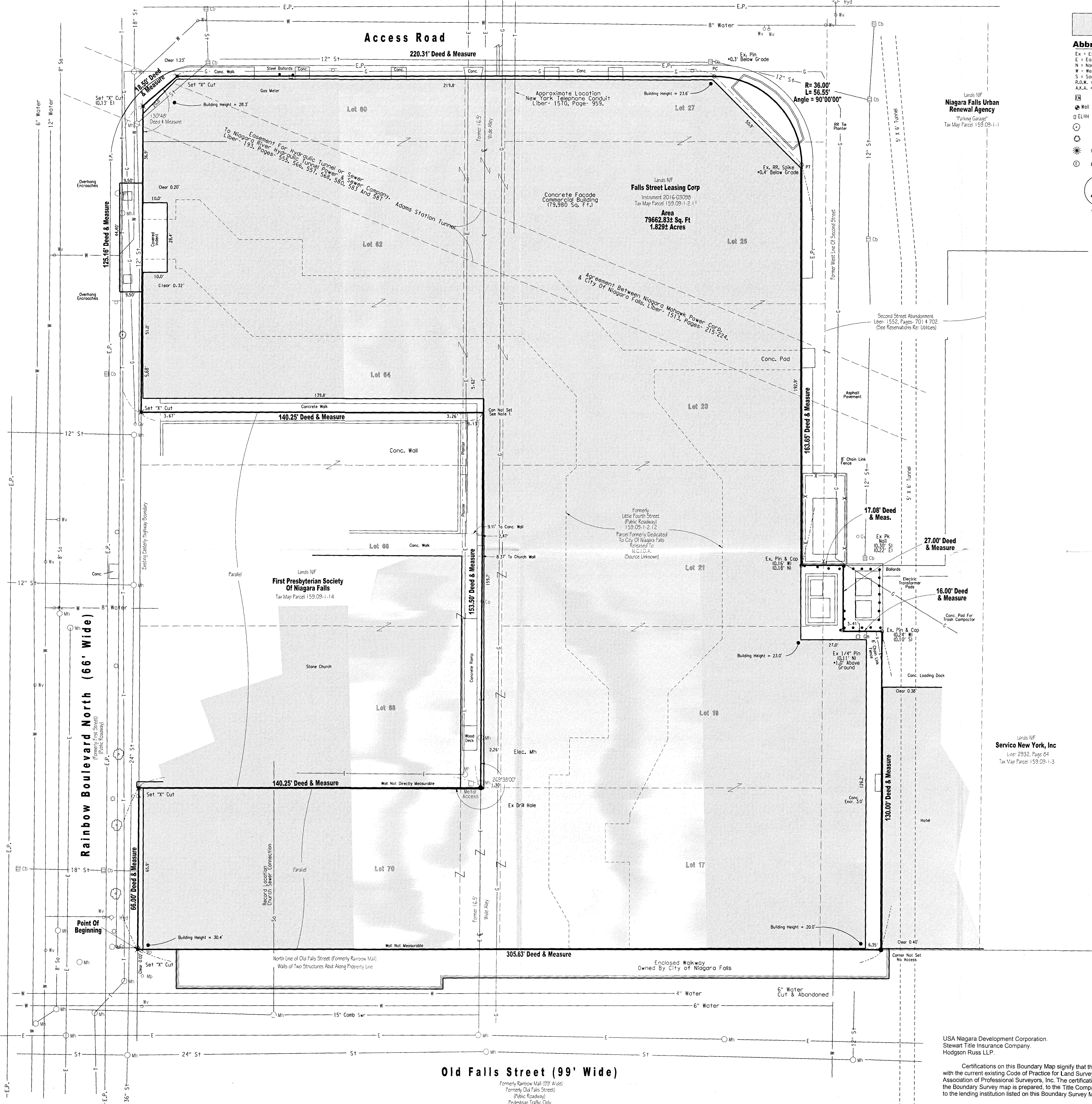
#### Legal Description

All That Tract Or Parcel Of Land Situated In The City Of Niagara Falls, County Of Niagara And State Of New York, Being Part Of Lot No. 43 Of The Mile Reserve And According To A Map Made By J.P. Haines Filed December 20, 1861 Under Cover No. 389, Is Known And Distinguished As Lots Nos. 62 And 70 And Part Of Lots Nos. 60 And 64 Situate On The East Line Of Rainbow Boulevard North, Formerly First Street, And Lots Nos. 17 And 19 And Part Of Lots Nos. 21, 23, 25, And 27 Situate On The West Line Of Second Street, Part Of Second Street And Part Of An Alley Running North And South Between First And Second Streets, Together And Bounded And Described As Follows:

Beginning At The Intersection Of The North Line Of Rainbow Mall, Formerly Falls Street, With The East Line Of Rainbow Boulevard North, Formerly First Street; Thence Northerly Along The East Line Of Rainbow Boulevard North, A Distance Of 66 Feet; Thence Easterly Parallel With The North Line Of Rainbow Mall, A Distance Of 140.25 Feet To The Center Line Of 16.5 Foot Wide Alley; Thence Northerly Along The Centerline Of Said Alley, A Distance Of 153.5 Feet; Thence Westerly Parallel With The North Line Of Rainbow Mall, A Distance Of 140.25 Feet To The East Line Of Rainbow Boulevard North; Thence Northerly Along The East Line Of Rainbow Boulevard North, A Distance Of 125.16 Feet; Thence Northeasterly At An Interior Angle Of 130° 48', A Distance Of 18.5 Feet To The South Line Of The Access Road; Thence Easterly Along The South Line Of The Access Road, A Distance Of 220.31 Feet To A Point Of Curve; Thence On A Curve To The Right Having A Radius Of 36 Feet, An Arc Distance Of 55.55 Feet To A Point Of Tangency; Thence Southerly On A Line Drawn Tangent To The Last Described Curve From Its South Point, A Distance Of 163.65 Feet; Thence Easterly At Right Angles, A Distance Of 17.08 Feet; Thence Southerly At Right Angles, A Distance Of 27 Feet; Thence Easterly At Right Angles, A Distance Of 16 Feet; Thence Southerly At Right Angles, A Distance Of 130 Feet To The North Line Of Rainbow Mall; Thence Westerly Along The North Line Of Rainbow Mall, A Distance Of 305.63 Feet To The Point Of Beginning.

Map Reference:  
Map By J.C. Haines Dated 1/20/1861 -  
Filed N.C.C.D. In Cover 389

20' 0 10' 20'  
SCALE BAR  
IN FEET



Legend		
Abbreviations	Symbols	Line Styles
Ex = Existing	Sanitary Manhole	--- SA --- Sanitary Sewer
E = East	Catchout	--- ST --- Storm Sewer
N = North	Water Line	--- W --- Water Line
W = West	Grain Inlet	--- G --- Gas Line
S = South	Storm Manhole	--- T --- Telephone Wires or Cables
R.O.W. = Right of Way	Terra Drain	--- E --- Electric Wires or Cables
A.X.X. = also known as	Cable TV	--- OI --- Overhead Wires
EM Electric Meter	Electric Riser	..... 100' ..... Contour Line
WM Monitoring Well	Power Pole	--- CL --- Centerline of Ditch
ELMH Electric Hand Hole	Guy Wire Anchor	--- CP --- Crown of Pavement
BT Deciduous Tree	Telephone Riser	--- CR --- Centerline of Road
B Bush	Fire Hydrant	--- RL --- Right of Way Line
CT Coniferous Tree	Water Valve	--- BS --- Building Setback Line
EM Electric Manhole	Gas Line Marker	--- EL --- Easement Line
	Gas Valve	--- PL --- Property Line
	Gas Service Valve	--- UE --- Underground Electric
	Sign	--- PS --- Point Stripe
	Mailbox	--- FB --- Former Boundary Parcel Line
	Metal Post	--- UCIV --- Underground Cable TV
	Concrete R.O.W. Monument	--- UF --- Underground Fiber Optic
	Light Standard	
	Telephone Manhole	
	Ballard	
	Irrigation Control Valve	

N

Niagara Boundary  
And Mapping Services

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UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY  
MAP IS A VIOLATION OF SECTION 1209, PROVISION 2 OF THE  
NEW YORK STATE EDUCATION LAW.

This survey has been prepared based on information  
contained in Abstract of Title by Stewart Title Insurance  
Company, Order No. 8116084 dated July 23, 2018, 11/25/2018

Map  
Showing Boundary Survey  
Of  
Lands Owned  
By

Falls Street Leasing Corp

Instrument No. 2016-03098  
Tax Parcel No. 159-09-1-211  
And Tax Parcel 159-09-1-212

LOT	43	SECTION	TOWNSHIP	RANGE
Mile Reserve				
City			Niagara Falls	
COUNTY			Niagara	
STATE			New York	
DATE			July 17, 2018	
SCALE			1" = 20'	
JOB NO.			4551-18	
RESURVEYED				
			Review Abstract	

ONLY COPIES FROM THE ORIGINAL OF THIS  
SURVEY MARKED WITH AN ORIGINAL OF THE  
LAND SURVEYOR'S EMBOSSED SEAL SHALL BE  
CONSIDERED TO BE VALID THIS COPY.

THIS SURVEY WAS PREPARED FOR THE PARTIES  
AND PARTIES INDICATED HEREON. ANY EXTENSION  
OF THE USE BEYOND THE PARTIES OR PURPOSE  
INDICATED IS EXPRESSLY FORBIDDEN WITHOUT  
WRITTEN RELEASE OR PERMISSION OF THE UNDERSIGNED.

Kenneth L. Slangenhoupt L.L.C. No. 50349

USA Niagara Development Corporation  
Stewart Title Insurance Company  
Hodgson Russ LLP.

Certifications on this Boundary Map signify that the map was prepared in accordance  
with the current existing Code of Practice for Land Surveys adopted by the New York State  
Association of Professional Surveyors, Inc. The certification is limited to the persons for whom  
the Boundary Survey map is prepared, to the Title Company, to the governmental agency and  
to the lending institution listed on this Boundary Survey Map.